



Maintenance Guide

RECOMMENDED CLEANERS, FINISHES & FINISH REMOVERS

Excelsior NC-900 Neutral Cleaner
Excelsior MF-940 Acrylic Matte Floor Finish Excelsior
GF-950 Acrylic Gloss Floor Finish Excelsior
FR-920 Finish Remover

Since there are many maintenance products available today for the commercial & residential environment, we cannot test each available product for fitness of use. We have thoroughly tested these products and recommend their use. If you have a question regarding the fitness of use of other products, please contact customer service or technical services using the information below.

MAINTENANCE OVERVIEW

Broad Street products are a low maintenance product that is protected by a durable enhanced urethane finish that does not require a floor finish, commonly called a “wax”. Though this enhanced finish greatly improves the durability of the product, daily and routine maintenance must be performed to maintain the appearance of the product.

POST-INSTALLATION CHECKLIST

Prior to initial maintenance, sweep the floor and cover with an appropriate protective product, such as Masonite, Ram Board or equivalent, to prevent scuffing and scratching that may not come out during the maintenance procedures.

Always use untreated, new or thoroughly cleaned mops and pads when conducting daily or routine maintenance. As with any maintenance program, be sure to use proper PPE (Personal Protective Equipment) per the cleaning product SDS and ensure all maintenance procedures are conducted per the cleaning products instructions. The use of Caution Tape and/or Wet Floor Signs is recommended to prevent slips and falls.

DO NOT use vacuums that have a beater bar or electric brooms with hard plastic bottoms or no padding, as this may cause discoloration, scratching and loss of sheen.

DO NOT use highly alkaline or acidic cleaners.

DO NOT use detergents, abrasive cleaners or “mop and shine” type products (such as Bleach, Pine-Sol, Clorox Soft Scrub, Fabuloso, Mop & Glo, Mr. Clean, Murphy’s Oil Soap and similar, unapproved cleaners), as they will dull the finish and sheen of the flooring material.

DO NOT use Mineral Spirits, Kerosene, Gasoline, Naphtha and/or other solvents to clean Luxury Vinyl Tile.

DO NOT use sweeping compounds or cleaning agents containing oils or solvents.

DO NOT allow excess amounts of water to sit on floor for extended periods of time.



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INITIAL MAINTENANCE

Ensure that adhesive (if used) has cured for recommended period of time prior to conducting initial maintenance. Remove any protective coverings prior to cleaning. Sweep, dust mop and/or vacuum flooring to remove any dirt, dust or debris.

Mix 2-4 ounces of Excelsior NC-900 Neutral Cleaner per gallon of clean, potable water and clean floor using a rotary floor machine or an Auto Scrubber with a 22-gauge, nylon soft-bristled brush or 3M 5100 Red Cleaning pad. If flooring is heavily soiled, an additional cleaning may be required.

Use an auto-scrubber, wet vacuum or clean mop to remove any and all excess cleaning solution. Rinse area with clean, cool water and allow floor to dry entirely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing).

OPTIONAL FINISH APPLICATION

Broad Street products do not require a finish. If finish must be applied, ensure that initial maintenance has been conducted prior to applying floor finish.

Flooring area must be free of dust, dirt, debris, adhesive or cleaning residues, and any potential contaminants.

Apply Excelsior MF-940 or Excelsior GF-950 per the installation instructions in 3-5 coats. Allow each coat to dry completely before apply additional coats.

DAILY MAINTENANCE

Ensure that initial maintenance has been conducted prior to conducting daily maintenance. Sweep or dust mop and vacuum flooring to remove any dirt, dust or debris. Do not use vacuums that have a beater bar or electric brooms with hard plastic bottoms or no padding, as this may cause discoloration, scratching and loss of sheen

Mix 2-4 ounces of Excelsior NC-900 per gallon of clean, potable water. Use a clean mop to clean spills, dirt buildup and other debris. Rinse the floor afterwards and allow floor to dry before allowing foot traffic.

ROUTINE MAINTENANCE

Ensure that initial maintenance has been conducted prior to conducting routine maintenance. Flooring area must be free of dust, dirt and debris.

Mix 2-4 ounces of Excelsior NC-900 per gallon of clean, potable water. Clean floor using a rotary floor machine or an Auto Scrubber with a 22-gauge, nylon soft-bristled brush or 3M 5100 Red Cleaning pad. Rinse area with clean, cool water and allow floor to dry entirely.



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FINISH REMOVAL & REAPPLICATION

If a floor finish is applied, it will need to be regularly removed and reapplied, depending on traffic. The extent of removal will depend on the condition of the finish and whether daily maintenance has been performed to protect the finish.

Sweep or dust mop and vacuum flooring to remove any dirt, dust or debris. For a light stripping, Mix 16 ounces of Excelsior FR-920 per gallon of clean, potable water. For a normal stripping, Mix 32 ounces of Excelsior FR-920 per gallon of clean, potable water. For a heavy removal, Mix 64 ounces of Excelsior PR-920 per gallon of clean, potable water. Using a new or thoroughly cleaned mop, apply the finish remover to the flooring material and allow to remain on the surface for 5-10 minutes. Do not allow remover to dry onto the floor.

Using a rotary floor machine (175 – 350 RPM), scrub floor while wet using 3M 5300 Blue Scrubbing pad.

Use an auto-scrubber, wet vacuum or clean mop to remove any and all excess cleaning solution. Rinse area with clean, cool water and allow floor to dry entirely.

Reapply Excelsior MF-940 or Excelsior GF-950 per the installation instructions in 3-5 coats. Allow each coat to dry completely before applying additional coats.

FLOORING PROTECTION

Protect newly installed flooring with construction grade paper or protective boards, such as Masonite or Ram Board, to protect flooring from damage by other trades.

Do not slide or drag pallets or heavy equipment across the new flooring. Limit usage and foot traffic according to the adhesive's requirements.

When moving appliances or heavy furniture, protect flooring from scuffing and tearing using temporary floor protection.

All furniture casters must be made of a soft material and must have a contact point of at least 1" in width to limit indentation and flooring damage.

All rolling chairs or seating must have a resilient flooring chair pad installed over the finished floor to protect floor covering.

All fixed furniture legs must have permanent felt or soft rubber floor protectors installed on all contact points to reduce indentation.

Floor protectors must have a flat contact point of at least 1" in width and must cover the entire bottom surface of the furniture leg.

Ensure all furniture castors and chair legs and are clean and free of any and all dirt and debris.

Routinely clean chair castors and furniture legs to ensure that dirt or debris has not built up or become embedded in castors or floor protectors.

Replace chair castors and floor protectors at regular intervals, especially if they become damaged or heavily soiled.

Place walk-off mats at outside entrances. Ensure mats are manufactured with non-staining backs to prevent discoloration.



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TECHNICAL DOCUMENTATION & SUPPORT

Broad Street uses Excelsior Installation and Maintenance products. Please visit the Excelsior website for additional technical information – www.ExcelsiorProducts.net.

For additional technical support, contact your Broad Street Representative.
